RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179514

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2622 **DEEDWARR**
09/20/2017 12:06:24 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20170920-0096394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thomas Homes, LLC 9619 Deer Track Ct Brentwood, TN 37027-8288	New owner	072 06 085.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Seven Thousand and 00/100 Dollars ($287,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARON NICKENS WILEY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRIS THOMAS HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 64 feet front of Bock "L" on the corrected plan of H. J. Childer's Subdivision of the J.H. Ambrose Tract of land as of record in Book 332, page 134, Register's Office for said County. Said part of Block "L" fronts 64 feet on the northerly side of Elvira Avenue and runs back 280.7 feet on the east line and 289 feet on the west line to a dead line, said dead line being the north line of said subdivision on which it shows 64.6 feet.

Being the same property conveyed to Sharon G. Nickens by Quitclaim Deed from Leona Aileen Nickens, with a life estate retained by Leona Aileen Nickens. Being further conveyed to Sharon Nickens Wiley, by Quitclaim Deed from Samuel Lee Nickens, dated 3/26/1998, recorded 3/30/1998, of record in Book 10858, page 431, in the Register's Office for Davidson County, Tennessee. The said Leona Aileen Nickens having since died on September 24, 2013, thereby vesting property solely to Sharon Nickens Wiley.

The address of the herein described property is believed to be 1011 Elvira Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of September, 2017.

Sharon Nickens Wiley
SHARON NICKENS WILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sharon Nickens Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of September, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19